

The background of the entire page is a landscape photograph. It shows a wide, open field of dry, golden-brown grass in the foreground. In the middle ground, there is a dense line of trees, some of which are partially obscured by a light mist or fog. The sky above is a clear, pale blue.

Eildon Reserves Redevelopment – Deliberative Panel

**Community Information Session
Summary Report**

Murrindindi Shire Council

10 February 2023

Giving every person a voice.

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Capire acknowledges
and deeply respects the
Wurundjeri people and
the Traditional Owners
of the Victorian land.



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For the purpose of program delivery, and on behalf of our clients, we collect personal information from individuals, such as e-mail addresses, contact details, demographic data and program feedback to enable us to facilitate participation in consultation activities. We follow a strict procedure for the collection, use, disclosure, storage and destruction of personal information. Any information we collect is stored securely on our server for the duration of the program and only disclosed to our client or the program team. Written notes from consultation activities are manually transferred to our server and disposed of securely.

Comments recorded during any consultation activities are faithfully transcribed however not attributed to individuals. Diligence is taken to ensure that any comments or sensitive information does not become personally identifiable in our reporting, or at any stage of the program.

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Consultation

Unless otherwise stated, all feedback documented by Capire Consulting Group and any person(s) acting on our behalf is written and/or recorded during our program/consultation activities.

Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.

VERSION	AUTHOR	AUTHORISED	DATE
1.0	Charlotte Yu	Denise Francisco	10 February 2023
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1 Introduction

The purpose of this report is to provide a summary of the Eildon Reserves Redevelopment Community Information Session, including key questions and discussion topics raised by participants.

1.1 Background

Murrindindi Shire Council is seeking to redevelop the Eildon Reserves. The aim of the redevelopment is to increase green space and recreational spaces available in the area, and to draw regional tourists to Eildon. To part fund this redevelopment scheme, Council is proposing to sell two underutilised land parcels in Eildon.

Council has engaged with the community previously about the Eildon Community Plan, Parks and Recreation Strategy, Lake Eildon Master Plan and Eildon Reserves Improvement Plan. Through these engagements, Council has scoped and secured funding for the project from the State and Commonwealth governments. Concept designs have also been drafted for discussions with key stakeholders and the community.

As part of Council's funding model for the project, Council has proposed the sale of two land parcels to part fund the redevelopment. This ensures grant funding is secured and to pay for specific elements of the concept plans. This has garnered mixed views from the community, with petitions sent to Council objecting to the land parcel sales. In light of this, Council is partnering with Capire Consulting Group to deliver a Deliberative Engagement program to understand these mixed views and to provide a space for the community to decide a way forward for the Eildon Reserves Redevelopment project.



Figure 1 Picture taken at the Community Information Session

1.2 Session overview

The Community Information Session was held on Thursday 9 February from 6:00 - 8:00pm at the Eildon Community Centre. The purpose of the session was to provide information about the Eildon Reserves Redevelopment and introduce the Deliberative Panel process. The session was also an opportunity for participants to ask questions of the project team and submit an expression of interest to participate in the Deliberative Panel.

1.3 Session objectives

The objectives of the session were to:

- present key information on the Eildon Reserves Redevelopment project
- introduce the Deliberative Panel process and outline the objectives
- invite expressions of interest to participate in the Deliberative Panel.

1.4 Participants

No registrations were required for the event. There was a total of 33 participants at the session, of which 29 of them provided their email addresses or phone numbers to be kept informed about project progress.

2 Session summary and outcomes

This section provides a summary of the key discussions and presentations during the session.

2.1 Eildon Reserves Redevelopment

Presentation by Shire of Murrindindi Council

Stuart Collier (Manager Community Wellbeing) and Jamie Carns (Coordinator Project Delivery) from the Murrindindi Shire Council delivered a presentation about the Eildon Reserves Redevelopment. The presentation included information about:

- what the Eildon Reserves Redevelopment is about
- history of the Project, including key findings from past consultations
- summary of community feedback and how it has influenced the design of the Reserve
- current state of the Project, including community feedback heard thus far regarding the sale of land parcels
- explanation of how the idea of selling land came about, and why it is proposed for land to be sold to fund the redevelopment, including grant funding conditions and direct funding of specific amenities
- design of the proposed redevelopment and funding.

The session was recorded but due to poor sound quality it was difficult to hear the presenters clearly. Along with this summary report the presentation slides are available for public access on Council's '[The Loop](#)' website.

Questions and answers (Q&A)

Participants raised various questions during the Q&A time after the presentation, regarding multiple topics relevant to the Eildon Reserves Redevelopment. Answers to questions raised have been further clarified in this summary.

Project context and scope

Why is Council putting forward this Project? How will it benefit the community?

The Project will benefit the community as a whole by providing improved recreation spaces for the Eildon community, attracting more visitors and promoting investment in the area.

Does the project include any proposed upgrades to the current swimming pool?

No, upgrades to the swimming pool are not included in the current project.

Design of the Reserve

How will the design ensure safety for all users with bigger vehicles needing to pass the Reserve?

The scope of the project currently doesn't include any changes to the surrounding traffic movements except for the proposed closure of Utah Place to accommodate the pedestrian link. The ability for larger vehicles to move around the precinct will not be affected. Existing carparks along High Street and Main Street will still accommodate larger vehicles. Vehicle turning templates have been applied across the design to ensure long vehicles are able to manoeuvre with ease. This also includes large vehicles delivering materials to site.

How will the design provide safer parking spaces, especially during holidays and weekends?

Designs have been completed to increase the amount of carparks surrounding the Eildon Reserves and will be considered for construction at a later stage (see 2D layout plan). Current plans include seven standard angled bays and two angled accessible bays in front of the change facility (along High Street).

The existing parallel parking is being retained. Current traffic impact investigations have shown that there is enough capacity within the existing infrastructure to accommodate the park in its early stages if delivered. If the project progresses Council would look to develop more parking as the size of the facility grows and its attendance increases.

Project finance and implementation

What is the total cost of the Project? What is the funding ratio of the Project by the State Government and Council?

The total estimated cost of the Project is around \$7 million, including

- \$4.237 million State funding
- \$1.2 million Council funding
- \$400,000 federal funding

and an additional \$1.162 Million is required to fully fund the Project.

Is the current estimated cost accurate? How will Council cover the cost if it increases?

The current estimated cost was based on evaluation by several external professional consultants. Council will mitigate risks of cost increases through contract negotiation with the successful consultant and contractor.

How will the Project impact local ratepayers?

Given the scale of the project additional day to day operations will be required to manage the asset. If the proposed land sales progress a percentage will be recovered from reduced operational requirements at these sites. While no financial impacts are anticipated for rate payers Council will manage available budget to ensure operational requirements are delivered.

Are there other ways to fund the project?

This topic is open for discussion in the Deliberative Panel.

Who will be responsible to monitor the construction process and quality?

Council will work alongside the successful contractor to monitor the construction process and quality.

Sale of land and future use

How did Council select the parcels of land to be sold?

This decision was based on Council's Recreation and Open Space Strategy, identifying those parcels of land being under-used spaces in Eildon.

What is the anticipated revenue on the sale of the land parcels?

A cost estimate has been undertaken to establish the base cost to develop the blocks to a point that a dwelling could be constructed on site. Evaluations and site costs will be considered as part of the Deliberative Panel process.

What is the current zoning of the proposed land parcels for sale? To whom will the land be sold and how will it be used?

This topic is open for discussion in the Deliberative Panel.

Ongoing maintenance of the Reserve

What are the financial estimates for ongoing maintenance of the Reserve?

More information will be available at later stages of the Project.

2.2 Deliberative Engagement

Presentation by Capire Consulting Group

Denise Francisco (Senior Associate) from Capire Consulting Group delivered a presentation about the Eildon Reserves Redevelopment Deliberate Panel. The presentation contained:

- introduction of the project team and Capire Consulting Group
- the purpose of the Deliberative Engagement project
- engagement opportunities and timeline
- definition of Deliberative Engagement and Deliberative Panel
- timeline and selection criteria of the Panel
- what the Panel will be deciding on
- how feedback from the engagement will be reported and shared with the community.

At the end of the presentation, participants were directed to the expression of interest e-form on '[The Loop](#)' website to register for selection as a Panel member.

Presentation slides are available for public access on Council's '[The Loop](#)' website

Questions and Answers (Q&A)

Participants raised various questions during Q&A time after the presentation, regarding multiple topics relevant to the Deliberative Panel. Answers to questions raised have been further clarified in this summary.

Program design

How was timing of the Panel sessions decided?

Timing of the Panel session was decided based on previous Council engagement experience to select timing that is most available and accessible for members of the community.

Panel mix and selection

How was the Panel mix matrix determined?

The Matrix was based on the 2021 ABS Census for an accurate representation of the Eildon community profile.

How will the Panel ensure a diverse view is represented? Should it also include businesses?

Panel selection will be based on the Panel mix matrix, as well as additional criteria based on registrants' relationship to Eildon to capture a diverse mix of Panel members as much as possible.

Who will be selecting the Panel members?

Capire is responsible for selecting Panel members.

Will the final list of panellists be published to the community?

Panel members once selected who are over 18 years old will be able to make themselves known to the wider community via their own networks if they are comfortable to do so. Not all panellists may choose to do this.

Panel recommendations

The benchmark of 80 percent Panel agreement for Council to adopt Panel recommendations seems very high, can it be adjusted?

Council has decided that recommendations of the Panel will be adopted if 80 percent of panellists agree with the recommendations being put forward. This is what has been agreed by Council. The panel may not reach 80 percent agreement, in which case the final decision making will rest with Council. This will be informed by all the discussions and outcomes of discussions during the panel sessions.

3 Next steps

Expressions of interest for the Deliberative Panel close on Thursday 16 February for Panel selection. Successful Panel members will be notified on Friday 17 February and receive a Welcome Pack once commitment is confirmed.

Deliberative Panel session will be held between late February to early March on the following dates:

- **Panel session 1: Introductory session** – Thursday 23 February 5.30pm – 8.30pm
- **Panel session 2: Assessment of options** – Saturday 25 February 2.00pm – 5.30pm
- **Panel session 3: Agree and present final option** – Saturday 4 March 2.00pm – 5.30pm.

Presentations during the Panel session will be recorded. Session summary reports will be prepared after each Panel session. These materials will be available on Council's 'The Loop' website.

Community members are welcome to share comments and raise questions to the Panel via 'Ask us a question' function on 'The Loop'.



Figure 2 QR code to Project page on Council 'The Loop' website

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